

** FANTASTIC 3 BEDROOM TERRACED HOME SPLIT OVER 3 FLOORS ** CALLING ALL FIRST TIME BUYERS AND INVESTORS! This could be the perfect home for you!! Located close by to amenities, schools and transport links, this would make a solid investment. To the ground floor, there is a 22FT+ LIVING AREA and good sized kitchen. To the first floor, there are 2 DOUBLE BEDROOMS and a FAMILY BATHROOM, whilst to the second floor there is a FULLY CONVERTED LOFT which is now the MASTER DOUBLE BEDROOM! Externally, there is an enclosed yard to the rear. Call today to book a viewing on 0161 707 4900!

Station Road Eccles, M30 0PZ

Offers in Excess of £95,000

0161 7074900 info@hillsresidential.co.uk

Lounge 22' 8" x 13' 4" (6.90m x 4.06m) Double glazed windows to the front and rear, two ceiling light points, two wall-light points, two wall-mounted radiators, gas fire and laminate flooring.

Kitchen 8' 1" x 10' 5" (2.46m x 3.17m)

Fitted with a range of wall and base units with complimentary roll top work surfaces and integrated stainless steel sink and drainer unit. Four ring electric hob and oven and plumbing for a washing machine and dishwasher. Double glazed window to the rear, ceiling light point, part tiled walls, wall-mounted radiator and laminate flooring.

First Floor Landing

Ceiling light point and carpeted floors.

Bedroom One 12' 2" x 10' 5" (3.71m x 3.17m)

Double glazed window to the front, ceiling light point, wall-mounted radiator and carpeted floors.

Bedroom Two 12' 4" x 8' 0" (3.76m x 2.44m)

Double glazed window to the rear, ceiling light point, wall-mounted radiator and laminate flooring.

Bedroom One/Living Room 13' 4" x 16' 7" (4.06m x 5.05m)

Double glazed Velux window to the front, two wall-mounted light points, wallmounted radiator and carpeted floors.

Bathroom 7' 1" x 7' 7" (2.16m x 2.31m)

Fitted three piece suite comprising of low level WC, pedestal hand wash basin and bath with electric shower over. Double glazed window to the rear, ceiling light point, wall-mounted radiator, tiled walls and lino flooring.

Externally

At the rear, paved yard and access.

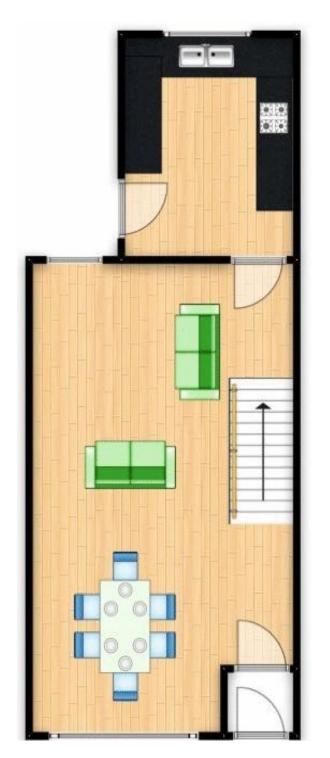


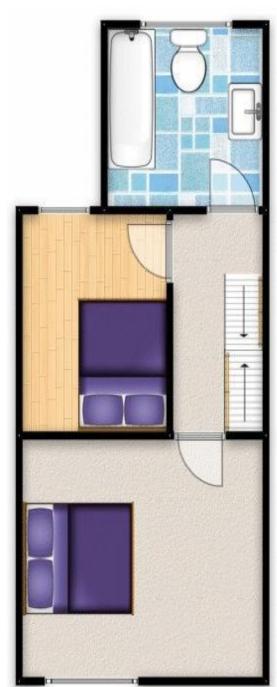


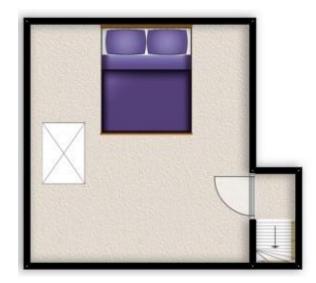
MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.









Energy Performance Certificate



Station Road, Eccles, MANCHESTER, M30 0PZ

Type of assessment: Reference number: 2016 Mid-terrace house January 19 Date of assessment: Dwelling type:

RdSAP, existing dwelling 74 m² Total floor area: 2016 January 22 Date of certificate:

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs	rgy costs of dwelling for 3 years:		£ 3,282
Over 3 years you could save	save		£ 1,146
Estimated energy cos	nergy costs of this home		
	Current costs	Potential costs	Potential future savings
Lighting	£ 150 over 3 years	£ 150 over 3 years	<
Heating	£ 2,802 over 3 years	£ 1,764 over 3 years	plings max
Hot Water	£ 330 over 3 years	£ 222 over 3 years	save £ 1,146
Totals	Totals £ 3,282	£ 2,136	over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) □		
s) A B		
B C		
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	0	
(39-54)	25	
(21-38)	<u>(r.</u> ,	
1-20)	<u>ග</u>	

The graph shows the current energy efficiency of your home The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

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Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 822	0
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 108	()
3 Heating controls (room thermostat)	£350 - £450	£ 105	()

See page 3 for a full list of recommendations for this property.

www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to To find out more about the recommended measures and other actions you could take today to save money, visit make your home warmer and cheaper to run at no up-front cost.